

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

317/338 GORE STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$715,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|---|-----------|-----------|
| 118/338 GORE STREET FITZROY VIC 3065 | \$715,000 | 05-Apr-24 |
| 216/338 GORE STREET FITZROY VIC 3065 | \$725,000 | 10-May-24 |
| 802/251 JOHNSTON STREET ABBOTSFORD VIC 3067 | \$730,000 | 29-Jul-24 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 August 2024



YORKSHIRE
PROPERTY

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118/338 GORE STREET FITZROY
VIC 3065

2 2 1

Sold Price

\$715,000

Sold Date **05-Apr-24**

Distance

0km



216/338 GORE STREET FITZROY
VIC 3065

2 2 1

Sold Price

\$725,000

Sold Date **10-May-24**

Distance

0km



802/251 JOHNSTON STREET
ABBOTSFORD VIC 3067

2 2 1

Sold Price

^{RS} **\$730,000**

Sold Date **29-Jul-24**

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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